MEMORANDUM

Department of Planning & Inspections
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DATE: May 1, 2015

TO: Applicants to Planning Commission

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, May 6, 2015

The Development Advisory Committee (D.A.C.) will hold a meeting with the applicants on **WEDNESDAY, May 6, 2015 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following applications which will be considered by the Planning Commission at its meeting of Monday, May 18, 2015. Please review the DRAFT Development Advisory Committee (D.A.C.) Report provided for your project and be prepared to discuss any questions or concerns.

1) Z-15-02 Lands of Blue Hen Apt, LLC and Blue Hen CC, LLC and Read Street LLC: Rezoning from RM-2 and SC-3 with SWPOZ to RG-2 and SC-2 with SWPOZ – Review and Recommendation for a rezoning application for a series of parcels comprised of the Blue Hen Apartment Complex and the Blue Hen Corporate Center Complex and totaling 80.02 acres. The properties are currently zoned RM-2 (Medium Density Residence Zone) and SC-3 (Regional Shopping Center Zone). Portions of the properties are subject to the SWPOZ (Source Water Protection Overlay Zone – Tier 1: Secondary Wellhead Protection and Tier 3: Excellent Recharge Area). The proposed zoning is RG-2 (General Residence Zone) and SC-2 (Community Shopping Center Zone) and remaining subject to the SPWOZ (Source Water Protection Overlay Zone – Tier 1: Secondary Wellhead Protection Area and Tier 3: Excellent Recharge Area). The properties are located on east side of Bay Road and south of Blue Hen Boulevard between Bay Road and Haslet Street. The owners of record are Blue Hen Apt, LLC and Blue Hen CC, LLC (listed as Blue Hen Mall, LLC) and Read Street LLC. Property Addresses: 605 Bay Road, 625 Bay Road, 635 Bay Road, 645 Bay Road, 655 Bay Road, and 400 Haslet Street. Tax Parcels: ED-05-077.00-01-19.00-000, ED-05-077.00-01-19.02-000, ED-05-077.00-01-19.03-000, ED-05-077.00-01-19.04-000, ED-05-077.00-01-19.05-000, ED-05-077.00-01-19.06-000, ED-05-077.00-01-19.07-000 ED-05-077.00-01-19.08-000, ED-05-077.00-01-19.09-000, and ED-05-077.00-01-01.00-000. Council District 2. Ordinance #2015-08.

2) MI-15-07 Northgate Center Parcel Consolidation and Right of Way Abandonment – Review of Waiver Request associated with plan for consolidation of seven (7) parcels and abandonment of a portion of the right-of-way for Krisko Circle. The subject area consists of 20.6275 acres. Properties zoned IPM (Industrial Park Manufacturing) and a portion subject to the SWPOZ (Source Water Protection Overlay Zone. The properties are located on the northeast side of Bay Road south of Blue Hen Corporate Center and

north of the Puncheon Run Connector from Route 1. The owner of record is 605 South Bay Road LLC. Equitable Owner: Eastern Shore Natural Gas. Tax Parcels: ED-05-077.00-03-06.00-000, ED-05-077.00-03-07.00-000, ED-05-077.00-03-08.00-000, ED-05-077.00-03-09.00-000, ED-05-077.00-03-10.00-000, ED-05-077.00-03-11.00-000, ED-05-077.00-03-12.00-000. Council District 2. *Waiver Request: Waiver from the requirements of Land Subdivision Regulations Article VI §A.15 related to the length of dead-end streets. This property was originally subdivided with Application SB-05-05 Stover Professional Campus.*

3) S-15-07 Eden Hill Farm TND: Residential District – Revised Implementation Plan
Review of Revised Implementation Plan for the Residential District component of the Traditional Neighborhood Design project known as Eden Hill Farm TND. The Revised Plan for the Residential District proposes of a total of 749 dwelling units (single family, duplexes, townhouses, and multi-family units), the redesign of open space areas, and the street layout. The Residential District consists multiple parcels totaling of 109.034 acres ± of land and is zoned TND (Traditional Neighborhood Design). The project is located south West North Street and Wemyss Road and southeast of the intersection of West North Street and Saulsbury Road. The owner of record for the area of revision is Eden Hill Residential, LLC. Tax Parcels: Multiple parcels of the Residential District on map ED-05-076.04. Council District 2. *The Implementation Plan was previously reviewed as SB-06-03 Eden Hill Farm TND: Residential District Implementation Plan consisting of 665 dwelling units with the Planning Commission conditional approval granted June 19, 2006 and other subsequent approvals related to lot layout and Pattern Book revisions. Related Applications: SB-07-01, MI-08-03, MI-08-20, MI-09-03, MI-09-13, MI-10-04, MI-10-14, and MI-10-20.*

Please be advised that the Planning Commission May meeting agenda will include other items in addition to the items listed above due to the lack of quorum related cancellation of the April Planning Commission Meeting. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report.

CC: Andrea Finerosky, Blue Hen Apt, LLC; Blue Hen CC, LLC; Read Street LLC
Mark Parker, PE, Chesapeake Utilities Corporation
Garth Jones, PE, Becker Morgan Group
J.C. Dodd, PLS, Becker Morgan Group
Andrea Finerosky, Eden Hill Residential, LLC